

20200731000322650
07/31/2020 08:14:38 AM
DEEDS 1/3

NOTE: All OF THE PURCHASE PRICE RECEIVED WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN of \$307,100.00 and \$311,100.00 CLOSED SIMULTANEOUSLY HEREWITH.

Send Tax Notice to:
Newcastle Construction, Inc.
121 Bishop Circle
Pelham, AL 35124

CORPORATE WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE HUNDRED FIFTY THOUSAND DOLLARS and 00/100 Dollars (\$180,000.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **NEWCASTLE DEVELOPMENT, LLC**, hereby remise, release, quit claim, grant, sell and convey to **NEWCASTLE CONSTRUCTION, INC.**, (hereinafter called Grantees), all their right, title, interest and claim in or to the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

Lots A-49 and A-56, according to the Survey of Griffin Park as Eagle Point Sector 1, Phase 2, as recorded in Map Book 50, Page 35, in the Probate Office of Shelby County, Alabama.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.

THE LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR(S).

SUBJECT TO:

- 1. EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS AND COVENANTS, SET BACK LINES AND RIGHTS OF WAY, IF ANY OF RECORD.**

TO HAVE AND TO HOLD and said Grantor, for said Grantor, its heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Given under my hand and seal this 29th day of July, 2020.

NEWCASTLE DEVELOPMENT, LLC



BY: GLENN SIDDLE

ITS: Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that GLENN SIDDLE whose name as MEMBER of NEWCASTLE DEVELOPMENT, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, GLENN SIDDLE, in his/her capacity as such MEMBER and with full authority, executed the same voluntarily for and as the act of said MEMBER.

Given under my hand and official seal this 29th day of July, 2020.



Notary Public

My Commission Expires:



THIS INSTRUMENT PREPARED BY:
Barnes & Barnes Law Firm, P.C.
8107 Parkway Drive
Leeds, AL 35094
(205) 699-5000

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	NEWCASTLE DEVELOPMENT, LLC	Grantee's Name:	NEWCASTLE CONSTRUCTION, INC.
Mailing Address:	121 BISHOP CIRCLE PELHAM, AL 35124	Mailing Address:	121 BISHOP CIRCLE PELHAM, AL 35124
Property Address:	LOTS A49 & A56 GRIFFIN PARK SUBDIVISION BIRMINGHAM, AL 35242	Date of Sales	JULY 29, 2020
		Total Purchase Price:	(180,000.00)

Actual Value:	\$180,000.00
OR	
Assessor's Market Value:	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
 (Recordation of documentary evidence is not required)

_____ Bill of Sale	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>X</u> _____ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address- provide the name of the person or persons conveying interest to property and their current mailing address. Grantee's name and mailing address- provide the name of the person or persons to whom interest to property is being conveyed.

Property address- the physical address of the property being conveyed, if available. Date of Sale- the date on which interest to the property was conveyed.

Total purchase price -the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: _____

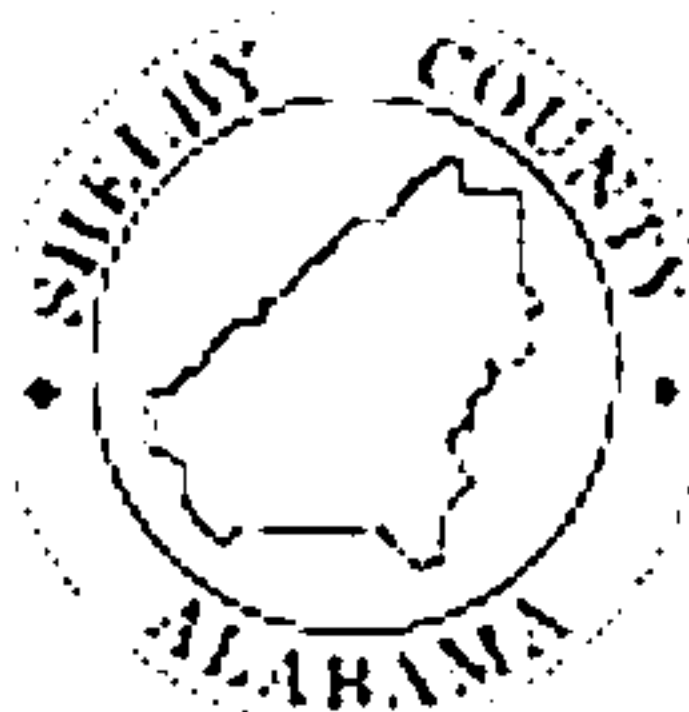
_____ Unattested

_____ (verified by)

Print

Sign

 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/31/2020 08:14:38 AM
 \$29.00 CHERRY
 20200731000322650

Allen S. Bayl